

**Memorandum**

Date: September 25, 2023

To: Lauren Gillingham, Senior Planner  
Community Development Department

From: Matthew S. Skelton  
Church Church Hittle + Antrim  
116 N. Union Street, Westfield, IN 46074

Re: TowneRun PUD (2310-PUD-11)  
Summary of Neighbor Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, LOR Commercial Development (LOR) hosted a meeting for neighboring property owners on Wednesday, September 20, 2023, at the Courtyards of Westfield Clubhouse, (2419 Collins Drive, Westfield, Indiana). Below please find a brief written report of the meeting.

The meeting began at 6:30 p.m. Petitioner representatives included Adam Hill (LOR), Dale Pfeifer and Lisa Albertson (Epcon Communities), Scott Ferguson (Life Time), and Matthew S. Skelton and Andy Wert (Church Church Hittle + Antrim). Attendees included Lauren Gillingham (Westfield planning staff) and 4 nearby residents.

Questions and discussion topics included the following:

- Adam Hill discussed the proposed land use components including two Epcon Communities residential areas, Life Time, and the Village Hub area which will be composed of neighborhood commercial uses serving the local area.
- Scott Ferguson described the proposed Life Time building.
- Dale Pfeifer explained the residential components. Epcon will extend the existing Courtyards homes area. Epcon introduced its attached homes. Everything outside the homes will be maintained by the owner's association, just like the existing Courtyards area.
- Neighbors asked about internal traffic flow and interconnectivity within the development. It was explained that plan revisions are being made to address both vehicular and pedestrian access between the land use hubs.
- Neighbors asked about the development timeline. Adam stated that they hope to break ground in Summer of 2024. Life Time will start construction as soon as earth work and utility extensions have been completed. A Spring 2026 opening is planned.

The meeting concluded at 7:15 p.m.